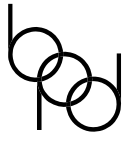
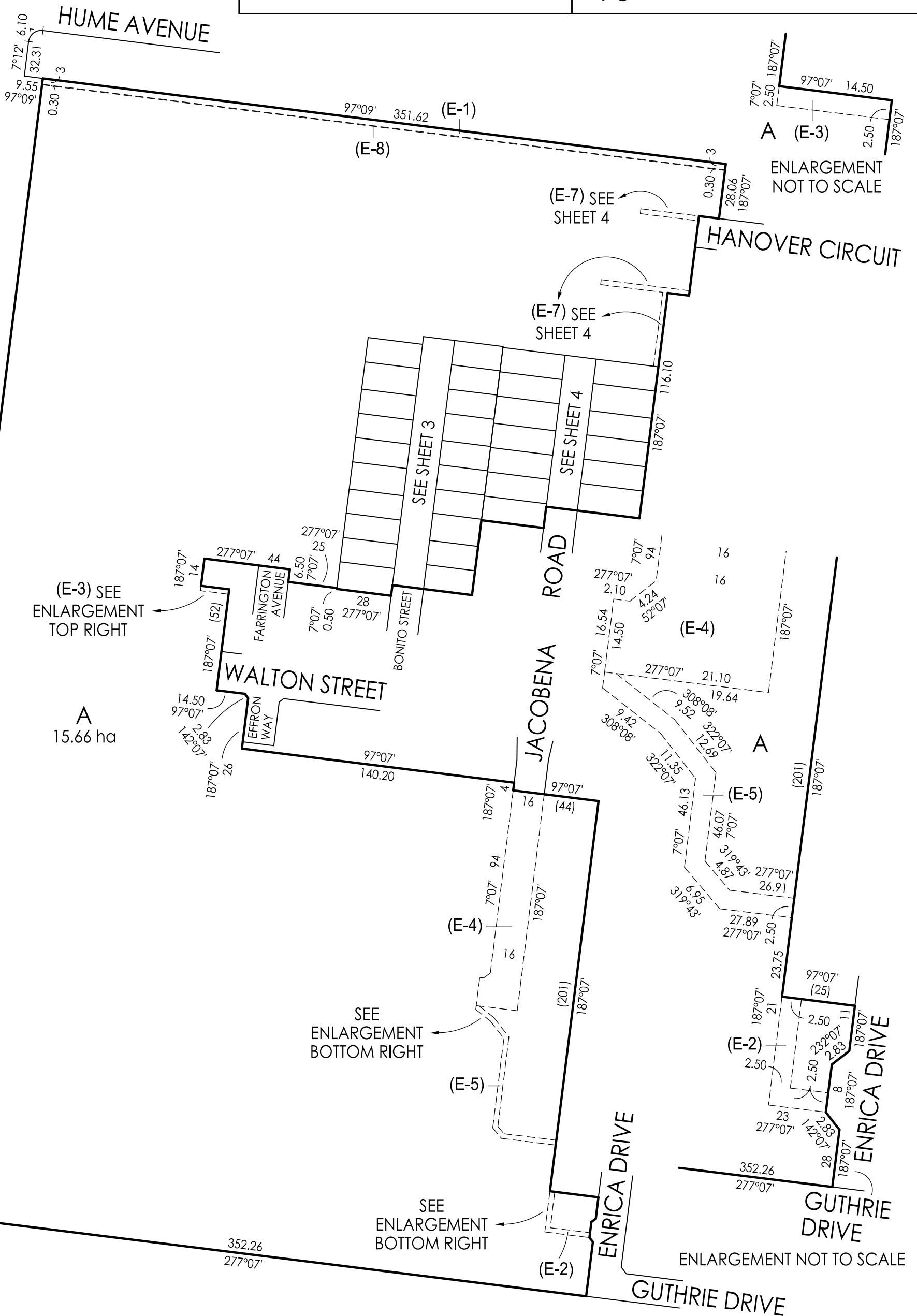
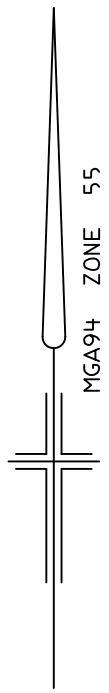


PLAN OF SUBDIVISION		LRS USE ONLY EDITION	PLAN NUMBER PS 844172M																																																								
LOCATION OF LAND PARISH: DJERRIWARRH TOWNSHIP: ----- SECTION: B CROWN ALLOTMENT: 6 (PART) CROWN PORTION: ----- TITLE REFERENCES: VOL FOL VOL FOL LAST PLAN REFERENCE: LOT A ON PS838548B LOT A ON PS844170R POSTAL ADDRESS: REES ROAD (at time of subdivision) MELTON SOUTH 3338 MGA 94 CO-ORDINATES: E: 285420 ZONE: 55 (of approx. centre of plan) N: 5823010 DATUM: GDA94		COUNCIL NAME: MELTON CITY COUNCIL																																																									
VESTING OF ROADS OR RESERVES		NOTATIONS																																																									
IDENTIFIER	COUNCIL/BODY/PERSON	LOTS 1 TO 1100 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN TOTAL ROAD AREA: 3296m² FURTHER PURPOSE OF PLAN: TO REMOVE THAT PART OF EASEMENT (E-1) SHOWN ON PS838548B FOR SEWERAGE PURPOSES WHICH LIES WITHIN THE LAND IN THIS PLAN TO REMOVE THAT PART OF EASEMENT (E-1) SHOWN ON PS844170R FOR SEWERAGE PURPOSES WHICH LIES WITHIN THE LAND IN THIS PLAN TO REMOVE PART OF EASEMENT SHOWN AS (E-3) ON PS844170R WHICH LIES WITHIN THE LAND IN THIS PLAN SHOWN AS LOT A GROUND FOR REMOVAL: BY AGREEMENT, SECTION 6(1)(K)(iii) SUBDIVISION ACT 1988																																																									
ROAD R1	MELTON CITY COUNCIL																																																										
NOTATIONS		DEPTH LIMITATION 15.24m BELOW THE SURFACE APPLIES TO LAND IN THIS PLAN SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 112, 113 AND 114 LAND NOT IN A PROCLAIMED SURVEY AREA STAGING THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT No.																																																									
ESTATE: ORCHARD GREEN 11 AREA: 1.547 ha No. OF LOTS: 33 MELWAY: 342:H:5																																																											
EASEMENT INFORMATION																																																											
LEGEND: A - APPURTENANT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">EASEMENT REFERENCE</th> <th style="width: 30%;">PURPOSE</th> <th style="width: 10%;">WIDTH (METRES)</th> <th style="width: 15%;">ORIGIN</th> <th style="width: 35%;">LAND BENEFITED OR IN FAVOUR OF</th> </tr> </thead> <tbody> <tr> <td>(E-1)</td> <td>DRAINAGE, SEWERAGE & WATER SUPPLY</td> <td>SEE PLAN</td> <td>L.P.217349M</td> <td>LOTS ON L.P.217349M</td> </tr> <tr> <td>(E-1)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>WESTERN WATER</td> </tr> <tr> <td>(E-2)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>PS817667L</td> <td>WESTERN WATER</td> </tr> <tr> <td>(E-3)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>PS844170R</td> <td>WESTERN WATER</td> </tr> <tr> <td>(E-4)</td> <td>DRAINAGE</td> <td>SEE PLAN</td> <td>PS817667L</td> <td>MELTON CITY COUNCIL</td> </tr> <tr> <td>(E-4)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>PS817667L</td> <td>WESTERN WATER</td> </tr> <tr> <td>(E-5)</td> <td>DRAINAGE</td> <td>SEE PLAN</td> <td>PS831655N</td> <td>MELTON CITY COUNCIL</td> </tr> <tr> <td>(E-7)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>PS838548B</td> <td>WESTERN WATER</td> </tr> <tr> <td>(E-8)</td> <td>SEWERAGE</td> <td>SEE PLAN</td> <td>THIS PLAN</td> <td>WESTERN WATER</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF	(E-1)	DRAINAGE, SEWERAGE & WATER SUPPLY	SEE PLAN	L.P.217349M	LOTS ON L.P.217349M	(E-1)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER	(E-2)	SEWERAGE	SEE PLAN	PS817667L	WESTERN WATER	(E-3)	SEWERAGE	SEE PLAN	PS844170R	WESTERN WATER	(E-4)	DRAINAGE	SEE PLAN	PS817667L	MELTON CITY COUNCIL	(E-4)	SEWERAGE	SEE PLAN	PS817667L	WESTERN WATER	(E-5)	DRAINAGE	SEE PLAN	PS831655N	MELTON CITY COUNCIL	(E-7)	SEWERAGE	SEE PLAN	PS838548B	WESTERN WATER	(E-8)	SEWERAGE	SEE PLAN	THIS PLAN	WESTERN WATER					
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 Breese Pitt Dixon Pty Ltd 1/19 Cato Street Hawthorn East Vic 3123 Ph: 8823 2300 Fax: 8823 2310 www.bpd.com.au info@bpd.com.au		REF: 7776/11 VERSION: 2 LICENSED SURVEYOR: SIMON COX		ORIGINAL SHEET SIZE A3 SHEET 1 OF 5 SHEETS																																																							
CHECKED AT	DATE: 11/05/21																																																										

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844172M



187°05'20"
277°07'
9.53

7°05'30"
583.36

(E-3) SEE
ENLARGEMENT
TOP RIGHT

A
15.66 ha

SEE
ENLARGEMENT
BOTTOM RIGHT

SEE
ENLARGEMENT
BOTTOM RIGHT

A (E-3)
ENLARGEMENT
NOT TO SCALE

(E-4)

(E-5)

(E-2)

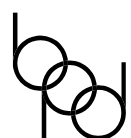
(E-7) SEE
SHEET 4

(E-7) SEE
SHEET 4

(E-1)
(E-8)

(E-2)

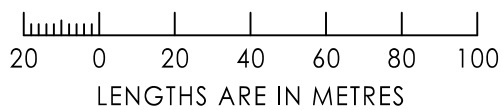
ENLARGEMENT NOT TO SCALE



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Hawthorn East Vic 3123
Ph: 8823 2300 Fax: 8823 2310
www.bpd.com.au info@bpd.com.au

SCALE

1:2000



ORIGINAL
SHEET SIZE A3

SHEET 2

REF: 7776/11

VERSION: 2

LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

PLAN NUMBER
PS 844172M

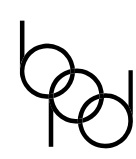
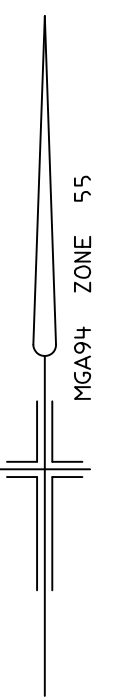
A
SEE SHEET 2



ROAD
R1
SEE SHEET 4

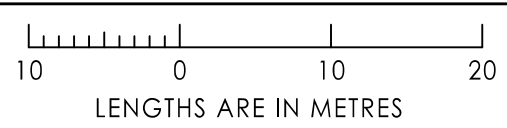
BONITO

JACOBENA



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Hawthorn East Vic 3123
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SCALE
1:500



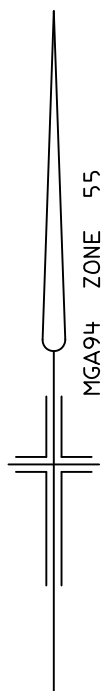
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REF: 7776/11

SHEET 3
VERSION: 2

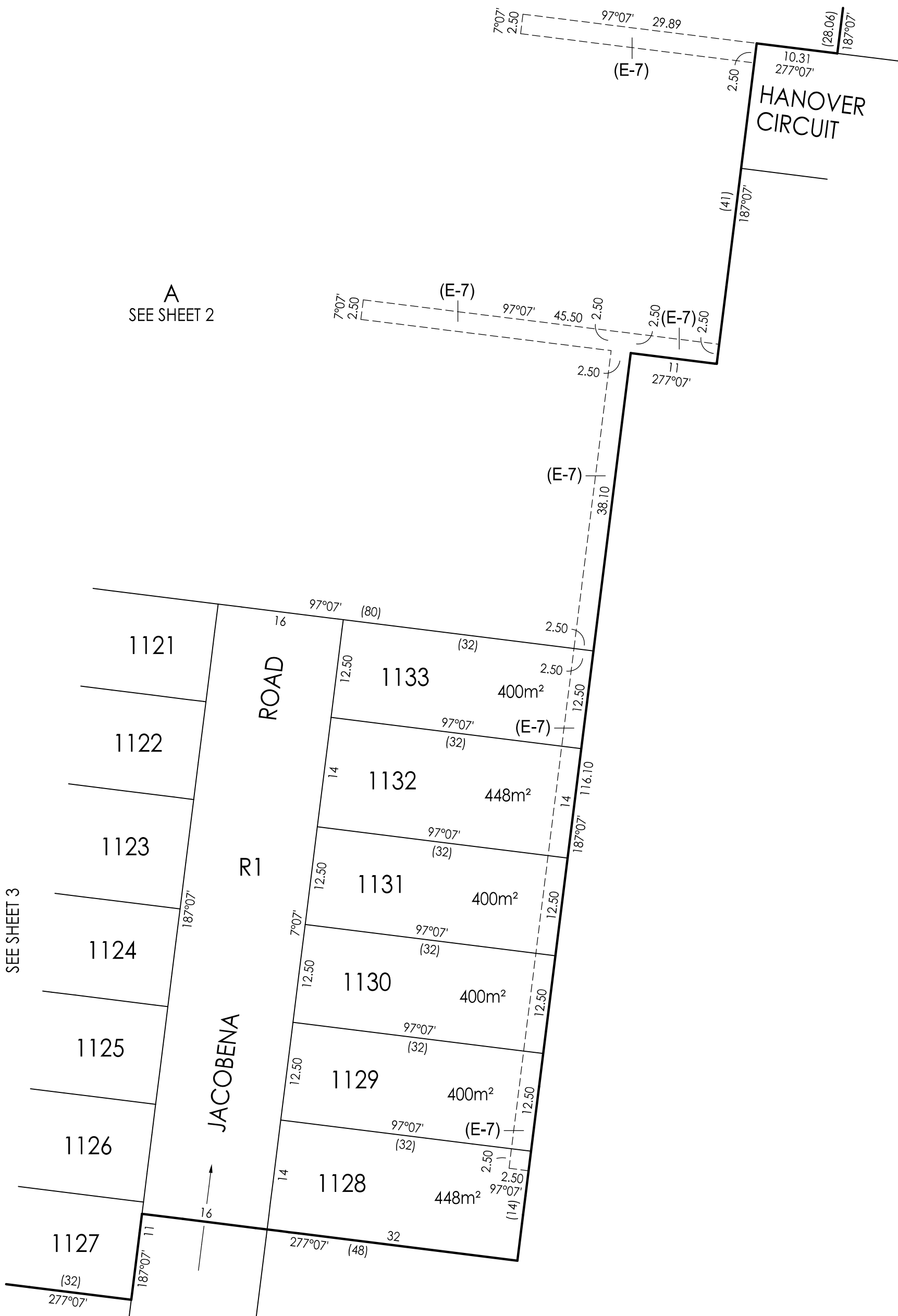
LICENSED SURVEYOR: SIMON COX

PLAN OF SUBDIVISION

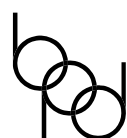
PLAN NUMBER
PS 844172M



A
SEE SHEET 2



SEE SHEET 3



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REF: 7776/11

SHEET 4
VERSION: 2

LICENSED SURVEYOR: SIMON COX

SUBDIVISION ACT 1988
CREATION OF RESTRICTION

Upon registration of the plan, the following restrictions are to be created.

For the purposes of these restrictions:

- (a) A "dwelling" means a building that contains self contained living accommodation.
- (b) A "building" means any structure except a fence.
- (c) "Front Boundary" means the boundary to which the front facade of the dwelling is facing

Restriction Number : 1

Land to benefit : Lots 1101 to 1133 (both inclusive).

Land to be burdened : Lots 1101 to 1133 (both inclusive).

Description of Restriction : The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened shall not, without the permission of Melton City Council, construct or permit to be constructed or allow to remain any dwelling unless in accordance with MCP No.

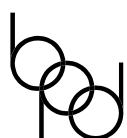
Restriction Number : 2

Land to benefit : Lots 1101 to 1133 (both inclusive).

Land to be burdened : Lots 1101 to 1133 (both inclusive)

Description of Restriction : The registered proprietor or proprietors for the time being of any lot forming part of the Land to be burdened shall not, without the permission of Melton City Council, construct or permit to be constructed any more than one dwelling on each allotment.

Restrictions 1 and 2 will cease to apply to any lots affected 5 years after the issue of the Certificate of Occupancy (or the like) under the Building Regulations 2018 or similar legislation for the whole of a dwelling on a lot to which these restrictions applies.



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SCALE

ORIGINAL
SHEET SIZE A3

SHEET 5

REF: 7776/11

VERSION: 2

LICENSED SURVEYOR: SIMON COX